175.0	0011	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	687,600 / 687,600
					USE VALUE:	687,600 / 687,600
					ASSESSED:	687,600 / 687,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
62		NICOD ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LACHANCE JOAN M/ LIFE ESTATE
Owner 2:	
Owner 3:	
Street 1:	62 NICOD ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	LACHANCE JOAN M -
Owner 2:	-
Street 1:	62 NICOD ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .218 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1950, having primarily Vinyl Exterior and 2021 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9491.000	243,600		444,000	687,600
Total Card	0.218	243,600		444,000	687,600
Total Parcel	0.218	243,600		444,000	687,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 340.26 /Parcel: 340.26

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	117894
GIS Ref	
GIS Ref	
Insp Date	06/26/18

PREVIOUS ASSESSMENT

Parcel ID: 175.0-0011-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	243,600	0	9,491.	444,000	687,600		Year end	12/23/2021
2021	101	FV	235,000	0	9,491.	444,000	679,000		Year End Roll	12/10/2020
2020	101	FV	235,000	0	9,491.	444,000	679,000	679,000	Year End Roll	12/18/2019
2019	101	FV	195,900	0	9,491.	437,600	633,500	633,500	Year End Roll	1/3/2019
2018	101	FV	195,900	0	9,491.	336,200	532,100	532,100	Year End Roll	12/20/2017
2017	101	FV	195,900	0	9,491.	317,100	513,000	513,000	Year End Roll	1/3/2017
2016	101	FV	195,900	0	9,491.	291,800	487,700	487,700	Year End	1/4/2016
2015	101	FV	183,400	0	9,491.	272,700	456,100	456,100	Year End Roll	12/11/2014

!13711!

PRINT

Date	Time
12/30/21	17:37:05

LAST REV

Date	Time
12/27/18	17:29:58
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 13711

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LACHANCE JOAN M	71849-492	1	11/6/2018	Convenience	99	No	No		
	1153-927		1/1/1901	Family		No	No		Roland E LaChance dod 2/26/2018

USER DEFINED

Prior Id # 1:	117894
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/29/1994	384	Manual	2,200					ROOFING

ACTIVITY INFORMATION

Date	Result	By	Name
6/26/2018	Meas/Inspect	BS	Barbara S
10/22/2008	Meas/Inspect	355	PATRIOT
11/2/2000	Hearing N/C	189	PATRIOT
3/28/2000	Inspected	276	PATRIOT
12/21/1999	Mailer Sent		
12/14/1999	Measured	256	PATRIOT
12/1/1988		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9491		Sq. Ft.	Site		0	70.	0.67	6			Topo	-10					443,977						444,000	

Total AC/HA:	0.21788	Total SF/SM:	9491	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	443,977	Spl Credit		Total:	444,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	20	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.32307684
Const Adj.:	1.00199997
Adj $ / SQ:	145.830
Other Features:	77000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	353065
Depreciation:	109450
Depreciated Total:	243615

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

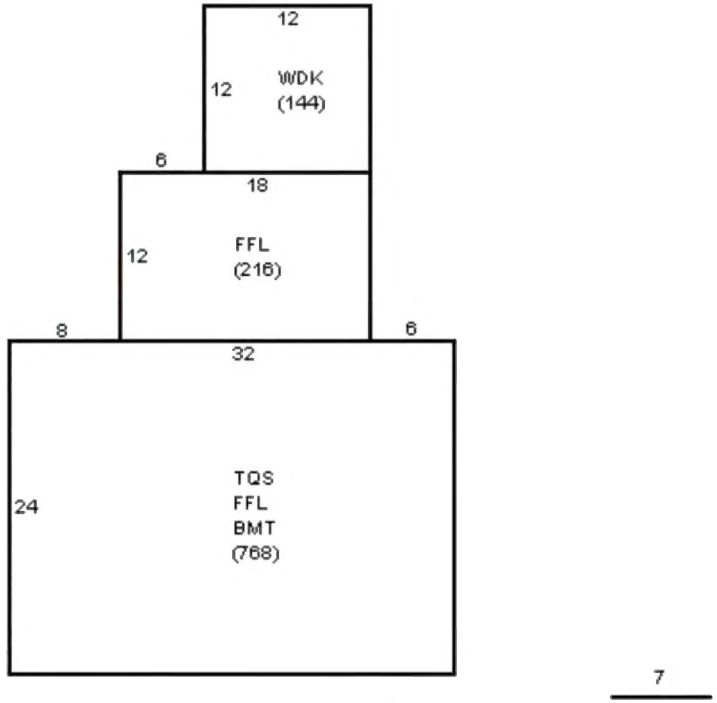
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	145.83
Special Features:	0	Val/Su Net:	98.54
Final Total:	243600	Val/Su SzAd	156.15

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	984	145.830	143,496
BMT	Basement	768	60.810	46,703
TQS	3/4 Story	576	145.830	83,998
WDK	Deck	144	12.970	1,868

Net Sketched Area:	2,472		Total:	276,065	
Size Ad	1560	Gross Area	2664	FinArea	2021

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

175.0-0011-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc